

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: Ramey Family Trust, LLC Development Plan/ Coastal Development Permit DRC2013-00048 (ED 16-039)

Lead Agency: County of San Luis Obispo Contact Person: Schani Siong

Mailing Address: 976 Osos Street, Room 300 Phone: 8057814374

City: San Luis Obispo Zip: 93408-2040 County: San Luis Obispo

Project Location: County: San Luis Obispo City/Nearest Community: San Simeon

Cross Streets: Cabrillo Highway (SR 1) Zip Code: 93465

Lat. / Long.: 35° 33' 17.9" N / 120° 42' 9.2" W Total Acres: 23.41 acres

Assessor's Parcel No.: 011-011-010, 011-011-018, 013-091-073 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: 1 Waterways: Young's Canyon Creek, Twin Springs, Waterfall Creek

Airports: _____ Railways: _____ Schools: _____

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other _____
 Mit Neg Dec Other _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other _____

Development Type:

Residential: Units _____ Acres _____ Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: 52,360 Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ Hazardous Waste: Type _____
 Other: 8 caretakers accommodation units

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Wildlife
 Coastal Zone Noise Solid Waste Growth Inducing
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Land Use
 Economic/Jobs Public Services/Facilities Traffic/Circulation Cumulative Effects
 Other Utilities

Present Land Use/Zoning/General Plan Designation:

Recreational

Project Description:

Request by **Ramey Family Trust, LLC** for a Development Plan and Coastal Development Permit (DRC2013-00048) to allow for the phased expansion and redevelopment of the Ragged Point Inn and Resort (project). The resort consists of 39 existing guest rooms. The proposed project includes renovations to the existing resort infrastructure, construction of 30 additional (new) guest rooms, eight permanent employee caretaker accommodations, a resort operations office, additional parking, civil utility placement, and new and replaced landscaping. Also included is a request to host 50 temporary events with a maximum of 120 guests per event per year, which includes an offsite parking agreement with San Simeon Lodge. Construction would require the removal of 32 trees ranging in size from 4 inches diameter breast height (dbh) to 45 inches dbh. The project would result in 4.6 acres of site disturbance on the 23.41-acre site, including 5,580 cubic yards (cy) of cut and 790 cy of fill, with 6,163 cy of soil to be exported offsite (includes cut amount, less fill amount, and accounts for expansion of the soil as its excavated). The project is located at 19019 Cabrillo Highway on the west side of California State Route 1 (SR 1), approximately 1.25 miles south of the San Luis Obispo County and Monterey County border, approximately 15 miles north of the community of San Simeon, in the North Coast Planning Area.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/>	Air Resources Board	<input type="checkbox"/>	Office of Emergency Services
<input type="checkbox"/>	Boating & Waterways, Department of	<input type="checkbox"/>	Office of Historic Preservation
<input type="checkbox"/>	California Highway Patrol	<input type="checkbox"/>	Office of Public School Construction
<input checked="" type="checkbox"/>	CalFire	<input type="checkbox"/>	Parks & Recreation
<input checked="" type="checkbox"/>	Caltrans District # 5	<input type="checkbox"/>	Pesticide Regulation, Department of
<input type="checkbox"/>	Caltrans Division of Aeronautics	<input type="checkbox"/>	Public Utilities Commission
<input type="checkbox"/>	Caltrans Planning (Headquarters)	<input checked="" type="checkbox"/>	Regional WQCB # _____
<input type="checkbox"/>	Central Valley Flood Protection Board	<input type="checkbox"/>	Resources Agency
<input type="checkbox"/>	Coachella Valley Mountains Conservancy	<input type="checkbox"/>	S.F. Bay Conservation & Development Commission
<input checked="" type="checkbox"/>	Coastal Commission	<input type="checkbox"/>	San Gabriel & Lower L.A. Rivers and Mtns Conservancy
<input type="checkbox"/>	Colorado River Board	<input type="checkbox"/>	San Joaquin River Conservancy
<input type="checkbox"/>	Conservation, Department of	<input type="checkbox"/>	Santa Monica Mountains Conservancy
<input type="checkbox"/>	Corrections, Department of	<input type="checkbox"/>	State Lands Commission
<input type="checkbox"/>	Delta Protection Commission	<input type="checkbox"/>	SWRCB: Clean Water Grants
<input type="checkbox"/>	Education, Department of	<input type="checkbox"/>	SWRCB: Water Quality
<input type="checkbox"/>	Energy Commission	<input type="checkbox"/>	SWRCB: Water Rights
<input checked="" type="checkbox"/>	Fish & Game Region # 4	<input type="checkbox"/>	Tahoe Regional Planning Agency
<input type="checkbox"/>	Food & Agriculture, Department of	<input type="checkbox"/>	Toxic Substances Control, Department of
<input type="checkbox"/>	General Services, Department of	<input type="checkbox"/>	Water Resources, Department of
<input type="checkbox"/>	Health Services, Department of	<input type="checkbox"/>	Other _____
<input type="checkbox"/>	Housing & Community Development	<input type="checkbox"/>	Other _____
<input type="checkbox"/>	Integrated Waste Management Board		
<input checked="" type="checkbox"/>	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date 8/19/2021 Ending Date 9/20/2021

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: <u>976 Osos St – Room 300</u>	Address: _____
City/State/Zip: <u>San Luis Obispo, CA 93401</u>	City/State/Zip: _____
Contact: <u>Schani Siong</u>	Phone: _____
Phone: <u>805-781-4374</u>	

Signature of Lead Agency Representative: _____ Date: 8/18/2021

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.